

ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT
Proposed Design Standards
April 15, 2003

CATEGORY	ISSUE	NON-RESIDENTIAL Proposed Design Standard
RIGHT-OF - WAY	Pavement Width	Pavement widths shall be maintained within 10% of the existing width.
	Sidewalk Width/ Placement, Greenway	Sidewalks are desired throughout areas along non-residential corridors. Sidewalk construction shall complement the character and placement of existing sidewalks. If sidewalks are placed behind the curb without a greenway, accommodation shall be made to incorporate shading devices along a minimum of 50% of the sidewalk length, preferably, through natural vegetation.
NATURAL VEGETATION	Tree Preservation	In addition to the standards noted in UDC Section 35-523, Significant, Heritage and Historic trees having a trunk size of 20" DBH or larger shall not be removed, unless no other site plan alternative is feasible.
SITE DESIGN	Setbacks	The front setback for a non-residential structure shall be located as close to the property line as possible, but no deeper than the "median" setback along a blockface.
PARKING	Refuse Containers	Loading and refuse pick-up/delivery shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.
	Parking	Minimum parking standards are encouraged. Any parking provided above the minimum required shall be constructed of pervious material (e.g., crushed granite, gravel, grass pavers, etc.). Parking shall be completely separated from the streetscape, located behind buildings, where possible. Side-yard parking may be incorporated if a) at least 50% of the street frontage is occupied by the building, and b) the parking lot is no greater than 65 feet wide along the streetface.
	Curb Cuts	Curb cuts for parking areas shall not exceed 30 feet in width.
	Lighting	Site lighting for parking areas, buildings, pedestrian routes, design features and public ways shall be shielded so that offsite glare and spillover onto adjacent properties is prevented. Ambient light levels to adjacent residential properties shall not exceed the equivalent lumen output of a 100-watt incandescent light bulb. The height of parking area luminaries shall not exceed 18 feet.
	Signage	In addition to the requirements of City Code Chapter 28 (Signs and Billboards) the following provisions will apply: For a distance of 200 feet from the center line of N. Flores Street and San Pedro Avenue, off premise advertising and billboards are prohibited; freestanding signage shall be limited to a height of four (4) inches per each foot in building height, up to a maximum of eight (8) feet, and a sign area of thirty-six (36) sq.in. per linear foot of building frontage, up to a maximum of fifty (50) sq.ft. Attached or temporary signs shall not conceal more than 15% of the building facade or a window opening.
MASSING	Structure Size, Height	NON-RES STRUCTURES: The additional height bonus allowed by code due to additional setbacks shall not be applicable. It is encouraged that all structures incorporate housing uses above the first floor. San Pedro Avenue: A maximum height of five (5) stories is allowed. N. Flores Street: (North of Ashby St.) A maximum height of two (2) stories is allowed. (South of Ashby St.) A maximum height of one (1) story is allowed.

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ELEVATION FEATURES	Front Entry	Front Entry: Entrances doors or alcoves shall be located either along the primary street facade, or at the primary street facade corner. When feasible, utilize original entrance openings. Entrance doors shall be recessed no more than 10% of the depth of the building, up to a maximum of eight (8) ft.
	Shading Device	A shading device shall be incorporated to provide continuous sun protection at the midpoint of the sidewalk width. This may be accomplished through the use of building orientation, minimum 3 ft. deep building canopies or awnings (metal, wood or fabric; no back-lit), street trees.
	Window Openings	It is desired to maintain as much storefront window area as is possible along the primary street facade(s). At minimum, 25% of the first floor primary street façade shall be dedicated to window openings. When present in an existing structure, transom or other original window forms shall be retained and utilized, using transparent glass. When replacing windows, the original profile shall be maintained, although there is no restriction on replacement material. (Note: compliance with the state adopted, 2000 International Energy Conservation Code is required)
	Building Materials	Rehabilitation: Building materials shall match the existing structure in scale, proportion, and/or profile. New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged. The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited. New structures may have a maximum of 25% metal siding building material for each facade visible from the public rights-of-way.
	Roof Line/Pitch	Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12.